

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

August 26, 2015– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jennifer Hale, DPW
Jodie Bray Strickland, CMA Engineers
Jameson Ayotte, Fire Chief
William Paine, Fire Prevention Officer
Rayann Dionne, Conservation Coordinator
Fred Welch, Town Manager
Laurie Olivier, Office Manager

Absent: Police Chief, Richard Sawyer
Serge Laprise, Unitil ---- absent
Mike Bernier, Aquarion---- absent
Kevin Schultz, Building Inspector

Meeting Began at 2:00 p.m.

239 Drakeside Road

Site Plan and Partial use change within existing building; install a fence.

3,450 SF of existing 5,226 SF building to be utilized as a day care; remaining portion to continue to be used as office space.

Joe Coronati appeared with June Brewster. She operates Kids Stop, Inc., at Merrill Industrial Drive. She wants to relocate to house/former office building on the corner of Walker Circle and Drakeside Road. It's a site plan only because it's not a listed use. Mr. Bachand said according to use Regulations, it requires site plan approval. Mr. Coronati is not changing much to the site at all. They need a fenced-in area to the playground – behind the parking lot. Parking lot has 27 parking spaces. The fenced-in area is going out back.

Work to the site is the addition of the fence. Everything else is internal.

Ms. Dionne said the fence is outside the 50'. They are catching a bit of the buffer, but the fence is pulled in enough. They are not proposing to re-do the driveway. The back part is gravel; Mr. Coronati isn't sure what the owners are doing. The applicant said the landlord may pave it.

Mr. Bachand said the Building Inspector said he has no issues with the use. Mr. Schultz is concerned about the parking lot in terms of having curbing and curb stops to stop vehicles from going into the fenced area; the westerly portion--extending to the rear and end of the parking lot. Mr. Schultz is concerned about safety; and that no accidents can occur where kids are playing. He discussed with Mr. Bachand curbing or curb stops or guard rail system.

Mr. Bachand noted there's 7' and they can add curb stops, it may be just a pain to plow around.

Mr. Bachand asked about the play area and access way to the play area. He asked if it was wide enough in an emergency situation and asked if there is an emergency gate as well. The applicant mentioned a gate (double size) at the end of parking area (to mow, etc.)

Mr. Bachand discussed gravel area of parking. Paved parking for public use was mentioned as the Planning Board may bring that up. Mr. Bachand asked about ADA space and accessible areas. Handicapped space is half paved/half gravel. It should be paved for those handicapped. Ms. Hale said it should be paved for walking traffic, for ADA purposes as well.

Joe asked if they could do a walkway. It was noted as long as dimensions are clear (width) to get through there.

Ms. Hale said Mr. Coronati should check to see if that area is ADA requirement is met.

Mr. Bachand discussed the change of use. Signage was asked about. The Applicant said there will be a sign, but she hasn't gotten to that point yet. Mr. Coronati asked to have the applicant prepare a sketch of sorts for the Planning Board, noting location, etc. The Board also wants to see interior sketch of what it may look like inside.

Signature Block needs to be on the plan before recording.

This application is going to the PB next Wed (Sept 2nd), so it was asked to please get any additional comments to the Planning Department as soon as possible.

Ms. Strickland noted Mr. Straub (CMA) reviewed this project. Ms. Strickland is an abutter. She doesn't understand the fence. She asked if a pathway could be there, but the State said Fence. PVC, white fence. The Applicant thinks the area is grass. The applicant will check with State for specifics.

Ms. Strickland asked about the building and sewer. She thought it was still a leach field. She was told by the owner that he was hooking into sewer and water; the applicant said they are tying in.

Ms. Strickland asked about parking requirements. She asked if additional spaces are needed for employees and daycare.

Ms. Strickland asked where fence will fall. The toddler area is on the lower side; the fence is going up the hill.

Ms. Strickland asked how many employees will be working there, and it was noted "10". State will give exact number. It would be 50 (licensed) but she can have between 42 and 48.

Ms. Strickland asked about existing gravel parking area. The owner said he is going to pave the parking lot.

Ms. Strickland asked about screening – gap in between tree line. There will be a solid fence. Plan says chain link. Owner said they want PVC.

Ms. Hale asked about Walker Circle – it's a private road. Mr. Coronati said it used to be a Town road. Ms. Hale wants them to make sure no one can take away the applicant's rights for people to get in and out of the site. They are going over a private road. That road is not on a DPW schedule. That may need to be noted on the plan.

Ms. Hale asked about utilities. He thought this was already hooked up to sewer, but they did not see any tie ins. She wants that noted on plan (what is getting approved). There are certain permits owner will have to get.

Ms. Hale asked about parking and hand-walking children in and out of the daycare and the applicant stated that is how she operates..

Mr. Paine said accessibility is fine for the fire trucks. Accessibility to the playground is important and appears fine. Mr. Paine wants to see what the floor plan is (from a life safety point). The applicant said health and fire have to approve.

Ms. Dionne asked about a formula for how many cars can be held. Mr. Bachand said there's no definition for the use. It notes one space for 200 square feet. Ms. Dionne thinks we should check to see what other daycares have. The applicant thinks about 28 cars will be picking up and dropping off over a three-hour period.

Mr. Coronati asked if he could have a fence in the wetlands and Ms. Dionne stated 'yes', but they would need a wetlands permit.

230 Exeter Road

Site Plan and Wetlands Permit: Construct nine-unit condominium with a 3-unit and 6-unit building with access from Exeter Road with a 22' wide private driveway.

Peter Ross appeared with Joe Coronati. Ms. Hale handed Mr. Coronati a list of her comments.

Jim Gove appeared (audience) also. Mr. Coronati said this is undeveloped land; all woods. They want to develop the back of the lot. It is a split zone; RA and the back is G zone. They want to put in a 3-unit and a 6-unit. The access is off Exeter Road. There's a horseshoe shaped wetland. Mr. Coronati said there is a substantial driveway and wetland crossing. They are doing a 22' wide road. Most

of the area is porous. The front is not porous. The first section is standard asphalt; there is a treatment pond at the front to handle storm water treatment. Then it's all porous pavement.

Utilities – The water off of Exeter Road (it's already tapped before paving was done).

Sewer will be gravity sewer out to Langdale. There is a temporary impact going out to Langdale. Electric will come off of Exeter Road – including gas.

Landscaping and lighting plans are provided and fire turnaround information. There are two options.

There is an existing drain line on Exeter Road. They are proposing to give the Town an easement for that drain line.

Ms. Dionne said she doesn't see that they have the square footage to support 9 units. Take 75 percent of underlying zone— 101,000 s.f. is needed. 33,750 is needed on the left. The right-hand area cannot support six units. Uplands are contiguous per Mr. Coronati. You have to be outside the wetland conservation district. C.2.3.7 was discussed by Mr. Coronati.

Ms. Dionne said they are cutting a wetland right down the center. A culvert or something needs to be there to connect the two.

Roadway and point of least impact were discussed. They are crossing the wetlands at widest point. Ms. Dionne discussed expanded the buffers. The areas are already wooded.

Plan C2 we need soil scientist stamp. These are missing often. Ms. Dionne said for completeness we should have stamp.

Ms. Dionne said the Conservation Commission will want to see wetland flagging. They want notes for wetlands and very poorly and poorly drained soils.

Ms. Dionne talked to Frank Richardson. Logging road was discussed to be used for least amount of impact. Ms. Dionne believes maybe 6 units would be more do-able.

Mr. Bachand read the Building inspector's (Kevin Schultz) comments. A small portion of RA parking spaces, parking goes into RA zone. He thinks it conforms with 2.1.4, it is part of the development where uses are in the G Zone. He wants it shifted over to be in the G Zone.

Mr. Bachand noted incorrect Map and Lot numbers are referenced. Book and Page references – 11 Langdale – Book and Page is not referenced. It should be added.

C2 westerly parking spaces look difficult to negotiate.

Porous pavement. Mr. Bachand can't tell where it starts and ends. He felt it was unclear. Mr. Bachand asked why they are doing porous. Mr. Coronati said it is for buffer preservation.

Mr. Bachand asked about 34' turnaround. He asked if that is safe enough for Fire to turn around. It is big enough per Mr. Paine.

Section 8.2.1 – 400 s.f. recreational area. Mr. Bachand wants to know how it is achieved. There is no clear recreation area.

10' gravel road from Langdale was asked about.

Hydrant locations was asked about.

Check notes for the words Special Permit – it should be wetlands permit.

Ms. Strickland asked about culvert crossings for the wetlands.

Perforated underdrains were discussed. Some pipes run perpendicular. Mr. Coronati said they are underdrains. They should be shown. Mr. Coronati said there won't be any parallel underdrains. Ms. Hale said they will need it. Mr. Coronati will talk to Mike Kerivan. In between retaining walls, water would be trapped. Once in the uplands, the road is higher; there is a separation of water.

Ms. Strickland asked about an easement on Town property (Manhole 1). Ms. Strickland doesn't see a note. The ROW was given to the Town. Sewer on this property is private sewer. Ms. Hale said they are responsible for the manhole.

Access from Langdale is all trees; will clearing occur. Mr. Coronati stated "yes".

Mr. Coronati said they can't put gravel road through wetlands.

Snow storage was asked about. It looks very small. Taking snow off site was asked.

Alteration and terrain permit is not needed per Mr. Coronati. Ms. Hale said they should put it as a note.

Ms. Strickland asked about crossing the wetlands. How far do they have to excavate to build was asked. Mr. Coronati will look into that.

Mr. Paine stated feasibility of turning and backing up is tight.

There's no guardrail detail.

Water flowing into the drainage easement – it's hard to follow which way the water is flowing. They say CB....vague.

Site Plan – wetlands were delineated in 2012....she asked if that is a problem. Ms. Dionne said right now is okay – within 5 years.

Ms. Hale asked about the gravel road. It is not open to vehicle travel. Cutting through from Langdale was discussed.

Porous asphalt sign is there but it should face residents so residents don't sand driveways, etc.

Ms. Hale does not see fencing detail.

Ms. Hale said spot grades are to match where its recently paved.

D3 - emergency spillway. Mr. Coronati said it will be shown on the plan.

Utility Plan – maintenance out to Langdale - applicant will be responsible for.

Eco pavers – guardrail detail. Ms. Hale did not see ecopavers. It's just going to be edge of pavement. D2 detail sheets – October 2 (porous asphalt)....no conflicts.

Fill should be tested on site.

Water quality volume as asked about. Water shed was asked about as well.

Mr. Paine discussed the roadway falls within the radius for backing and turning around. Fire hydrant should be moved to southwest corner to entrance of 6 unit section. That gives Fire more options. Inside corner (southwest corner). On the south side. Put up jersey barriers as well.

FPE will be required to do calculations as well for new buildings.

Mr. Welch said regarding the portion of Town land that the 41:14-a process will need to occur. Mr. Welch said the area of the sewer line needs to be tested for depth of material. Gates should be at both ends with lock box keys to Fire Department.

40' truck is being used per Mr. Coronati.

Mr. Bachand feels we need to see this again. It should come back for a 2nd PRC. They will come on the 23rd. Ms. Dionne said they can come in on the 22nd to meet with the Conservation Commission. Mr. Coronati will be in touch.

Meeting Ended: 3:15 p.m.

Laurie Olivier, Office Manager/Planning